

February 25, 2003

## Major Institution Master Plan Annual Status Report

### I. Introduction

#### A. Group Health Cooperative

#### B. Reporting Year 2002

#### C. Major Institution Contact Information

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#### D. Master Plan Adoption Date October 3, 1988.

### II. Progress in meeting Master Plan Conditions.

#### A. General Overview – No change since calendar year 1999.

Group Health Cooperative elected not to intensify Central Campus to the extent possible given the approved Major Institution Master Plan. Planned expansions were reduced due to changes within the delivery of health care at Group Health Cooperative.

Approximately 40% of the expansions outlined in the Master Plan for the Central Campus have been completed. The expansions were completed prior to 1996. There is no other expansion planned for the immediate future. Those expansions consisted of removing the Annex Buildings 2,3 & 7, the Cline Apartment Building and Building Wings B, E and F. The new Specialty Center South Building and Parking Garage were constructed on the Site. Improvements were made in the Public Pedestrian and Handicapped access East / West through the Campus.

In an effort to reduce to number of single occupancy vehicles, programs have been implemented to encourage employee choose alternatives to drive-alone commuting.

## B. Goals and Conditions Update

Effective Date Condition – No change since calendar year 1999.

1. Master Plan period expired in October 1998. The effective period was 10 years, 1988 – 1998.

Boundary and Zoning Condition - No change since calendar year 1999.

2. GHC is unable to locate documentation which identifies that the GHC Campus boundary has been extended to incorporate the United Methodist Church @ 128 16<sup>th</sup> Ave. E.
3. GHC is unable to locate documentation, which identifies that, the proposed I-2/50' institutional classification was reduced to I-1/37'.

Parking and Traffic Condition - No change since calendar year 1999.

4. GHC is not able to currently locate documentation regarding Parking and Traffic studies. Due to reduction in staffing at the Central Campus during the 10 year Master Plan period the demand for parking has been reduced. Parking lots P-7 and P11-16 have not been released to Residential Zoning. The parking lots are being used for customers, vanpool and carpool parking; employee pay parking and employee with credential parking.
5. No documentation was found which addresses shared cost of improvements to specific City Engineering Department projects.

During 2002, GHC conducted 3 daily lot checks of all surface parking lots. Violators of posted signage were ticketed or towed. Litter was picked up daily from the parking lots. Landscaping was maintained weekly in all lots.

Additional signage in the south half of parking lot P-13 designates the parking for vendor use only between the hours of 6:00am and 6:00pm. No parking is allowed in this part of the parking lot between the hours of 6:00pm and 6:00am. A removable entry barrier has been installed at the entries to the south section of this lot. Violators are towed.

Transportation Management Plan Condition

6. Transportation Management Plan modification to reduce spillover parking in the neighborhood.
  - a) GHC has established an Employee Transportation Coordinator, which manages all aspects of the Transportation Management Program at Central Campus. Transit display boards posting Ride Share and Metro

Bus schedule information were maintained. Flyers providing information and promoting the CTR program were distributed to all employees on a monthly basis.

- b) Parking lots were monitored for vehicles displaying proper RZP stickers and parking credentials. Parking violator vehicles were ticketed for parking cost or towed.
- c) Public Transportation subsidies of 50% were available to all employees. An average of 265 employees participated each month during the reporting period.
- d) 5 parking stalls for free parking were assigned to vanpools in the South Parking Garage. 25 free carpool stalls were provided in the South Parking Garage. Vanpool parking was available at parking lot P-13. 4 Metro vanpools and 25 registered carpools were active during the reporting period. Central Campus was a drop off point for Metro vanpools.
- e) Employee SOV parking was priced reflecting current market rates with the parking rate increased to \$65 per month. An average of 456 employees paid for parking during the reporting period.
- f) A Guaranteed Ride Home program was available for GHC employees commuting in registered carpools or vanpools. Taxi service was provided to employees requiring leaving work due to an emergency or missing their ride due to work schedule.
- g) No documentation is available regarding altered Metro routes and timetables to accommodate employee shifts.
- h) There was no major construction during 2002 that required the shuttling in of employees from parking areas outside the Capital Hill neighborhood.

Pedestrian Access Condition - No change since calendar year 1999.

- 7. Public access between 15<sup>th</sup> Ave. and 16<sup>th</sup> Ave. through the Campus has been provided. Signage has been posted, clearly identifying the walkway as a public way.

Bulk and Design Condition – No change since calendar year 1999.

- 8. Approved design and building materials to minimize glare, bulk and shadow impacts were used in the construction of the new building.
- 9. Retail stores along 15<sup>th</sup> Ave. E. were incorporated into the buildings to soften the visual impact of the large buildings and to maintain a pedestrian

scale for the business frontage. The retail shops were in use during the reporting period. See leasing spreadsheet for retail shops in operation.

Construction and Noise Condition

10. Landscaping, open areas with seating and a play area have been incorporated into the Campus.
11. The emergency vehicle entrance/exit onto 16<sup>th</sup> Ave.E. was modified during construction of the Specialty Center South building.
12. Construction during the reporting period was limited to internal tenant improvements within the existing buildings.

III. Major Institution Development Activity initiated or under construction within the MIO Boundary during 2002.

A. Development Activity initiated or under construction (Non-Leased Activity).

1. None

B. Major Institution Leasing Activity to Non-Major Institution uses.

1. See detailed spreadsheet.

IV. Major Institution Development Activity outside but within 2,500 feet of the MIO District Boundary during Reporting Period.

A. Land and Building Acquisition during the Reporting Period.

1. None.

B. New Leasing Activity during 2002.

1. None.

V. Progress in meeting Transportation Management Program Goals and Objectives.

- A. The Transportation Management Program general overview of progress made in achieving the goals and objectives is outlined in detail in this report. See section II. Master Plan Condition, item number 6. Transportation Management Program Condition.

B. Program Goals and Objectives.

1. The goal to reduce the single occupancy vehicle use by employees to 50%, was not met during the reporting period. SOV use averaged 61%, based on the number of bus passes, vanpool and carpool subsidies issued and the number of employees charged for SOV parking. This is an increase of 1% over the previous year.
2. Subsequent to the June 2002 submittal of the TMP, the SOV parking rate was increased from \$52 to \$65 to decrease the use of SOV's.
3. The Campus parking shortfall was reduced due to the additional parking garage and the reduction in staffing at the Central Campus.
4. The primary strategy used in meeting TMP goals was the Commute Trip Reduction program, which encourages alternatives to drive-alone commuting. GHC offers the FlexPass program at a cost of \$25 per month. CTR programs were in place and were maintained during the reporting period. To create program awareness, communicate information and encourage commuting alternatives, written information was distributed to all new hires, and at kiosks, Metro Information Boards via pamphlets, and with paychecks to all employees on a monthly basis. Transit display boards with bus schedules and vanpool information were mounted in common areas. Metro promotions such as Oil Smart, Bike-to-Work and Rideshare Week were distributed. Posters, e-mail and verbal messages promoted vanpools and carpools. Commuter fairs promoting transportation programs were held annually. In addition GHC had programs in place for alternate workweek, and staggered shift start, which reduces the number of employees commuting during peak commute hours.

**Major Institution Annual Status Report – Reporting Period 2002**

**Group Health Cooperative**

Development Activity Within the Major Institution Overlay Boundary

**New Non-Leased Activity During 2002**

<b>Name of Building and Address (Or Other Means of Locating the Property or Site)</b>	<b>Proposed Use(s)</b>	<b>Size – Gross Square Footage</b>
No Activity During 2002		

**Major Institution Annual Status Report – Reporting Period 2002**

**Group Health Cooperative**

Development Activity Within the Major Institution Overlay Boundary

**New Leasing Activity to Non-Major Institution Uses During 2002**

<b>Name of Building and Address (Or Other Means of Locating the Property or Site)</b>	<b>Proposed Use(s)</b>	<b>Size – Gross Square Footage</b>
Central South Building 108 15 <sup>th</sup> Ave. East Seattle, WA 98112	Previous Use – Food Service/Retail	
	Current Use – “Insomniac Coffee & Juice”	980

## **Major Institution Annual Status Report – Reporting Period 2002**

### **Group Health Cooperative**

Development Activity Outside but Within 2,500 Feet of the  
Major Institution Overlay Boundary

#### **New Land and Building Acquisition During 2002**

<b>Name of Building and Address (Or Other Means of Locating the Property or Site)</b>	<b>Proposed Use(s)</b>	<b>Size – Gross Square Footage</b>
No activity during 2002.		

## **Major Institution Annual Status Report – Reporting Period 2002**

### **Group Health Cooperative**

Development Activity Outside but Within 2,500 Feet of the  
Major Institution Overlay Boundary

#### **New Leasing Activity During 2002**

<b>Name of Building and Address (Or Other Means of Locating the Property or Site)</b>	<b>Proposed Use(s)</b>	<b>Size – Gross Square Footage</b>
No Activity During 2002		